

082.A

0002

0015.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

466,400 / 466,400

USE VALUE:

466,400 / 466,400

ASSESSED:

466,400 / 466,400


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
15		ROCKAWAY LN, ARLINGTON

OWNERSHIP	Unit #:	15
Owner 1: PAKSA AZADEH		
Owner 2: GOUDARZI MAHDI		
Owner 3:		

Street 1: 15 ROCKAWAY LN	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER		
Owner 1: SHAH SAMAR J & -		
Owner 2: DESAI FORAM R -		
Street 1: 15 ROCKAWAY LN		
Twn/City: ARLINGTON		
St/Prov: MA	Cntry:	
Postal: 02474	Type:	

NARRATIVE DESCRIPTION		
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1963, having primarily Vinyl Exterior and 1255 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.		

OTHER ASSESSMENTS		
Code	Descrip/No	Amount
		Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo	2	Above Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7703												G7	1.			

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct		
Use Code										Land Size	Building Value	Yard Items	Land Value	Total Value		
102										0.000	466,400			466,400		
Total Card										0.000	466,400			466,400		
Total Parcel										0.000	466,400			466,400		
Source: Market Adj Cost											Total Value per SQ unit /Card: 371.63		/Parcel: 371.6			
Entered Lot Size																
Total Land:																
Land Unit Type:																

07/31/18	270315	GIS Ref
		GIS Ref
		Insp Date
		07/31/18
		!15088!

## USER DEFINED

Prior Id # 1:	51197
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	04:50:56
LAST REV	
Date	Time
10/10/19	13:08:03
mmcmakin	
15088	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION			TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
SHAH SAMAR J &	73279-110	1	9/13/2019		533,400	No	No	
COHEN CAROLYN S	67827-404		8/17/2016		501,000	No	No	
FRANKLIN ARLING	45848-382		8/12/2005		372,900	No	No	

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result		By		Name				
8/16/2016	2035	Add Bath	5,500	O						7/31/2018	Measured		DGM		D Mann				
3/17/2005	166	Add Bath	5,000	C		G6	GR FY06	add 1/2 bth		7/31/2018	Left Notice		DGM		D Mann				
8/20/2004	788 /738	Renovate	47,180	C		G6	GR FY06	re-do bath upgrade		4/3/2017	SQ Returned		MM		Mary M				
6/8/2004	540	Siding	13,125			G6	GR FY06	VINYL, REROOF, REP		1/5/2006	External Ins		BR		B Rossignol				
										6/17/2005	MLS		BR		B Rossignol				
										3/29/2005	Info Fm Prmt		BR		B Rossignol				
										3/11/2005	External Ins		BR		B Rossignol				
										1/13/2000	Mailer Sent								
										1/13/2000	Meas/Inspect		243		PATRIOT				

Sign: VERIFICATION OF VISIT NOT DATA

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good											Undisplayed Areas: GLA: 1255		
Sty Ht: 2H - 2 & 1/2 Sty				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 1 - Concrete				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 4 - Vinyl				A HBth:	Rating:													
Sec Wall:		%		OthrFix:	Rating:													
Roof Struct: 1 - Gable																		
Roof Cover: 1 - Asphalt Shgl																		
Color: BRICK																		
View / Desir:																		
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>										
Grade: C - Average				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1								
Year Blt: 1963	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O									
Alt LUC:		Alt %:		Fpl: 1	Rating: Very Good			Other										
Jurisdict: G7		Fact: .		WSFlue:	Rating:			Upper										
Const Mod:								Lvl 2										
Lump Sum Adj:								Lvl 1										
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>Lower</b>										
Avg Ht/FL: STD				Location:				Totals	RMs: 5	BRs: 2	Baths: 1	HB						
Prim Int Wall: 2 - Plaster				Total Units:														
Sec Int Wall:		%		Floor: M - Multi-Level														
Partition: T - Typical				% Own: 2.549999952														
Prim Floors: 3 - Hardwood				Name:														
Sec Floors:		%																
Bsmnt Flr: 12 - Concrete																		
Subfloor:																		
Bsmnt Gar:																		
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 2 - Gas																		
Heat Type: 1 - Forced H/Air																		
# Heat Sys: 1																		
% Heated: 100		% AC: 100																
Solar HW: NO		Central Vac: NO																
% Com Wall		% Sprinkled:																
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:						
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 082.A-0002-0015.0										<b>IMAGE</b>				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>
More: N	Total Yard Items:									Total Special Features:				Total:				
																		